

## **Northern Courthouse Road Plan**

**(8/30/05)**

### **Existing Conditions and Issues**

#### **A. Plan Boundaries** (Map A)

In general, the study area boundaries are: Falling Creek and the Genito Woods neighborhood to the west; Pocoshock Creek, Adkins Road, and the neighborhoods of Pocoshock Heights and Bexley West to the east; the rear boundary of properties fronting Midlothian Turnpike to the north; and the rear boundary of properties fronting Hull Street Road and Gregory's Pond to the south.

#### **B. Magisterial Districts**

The proposed *Northern Courthouse Road Plan* lies within the Clover Hill Magisterial District (about 77 percent of the study area geography), within the Matoaca Magisterial District (about 13 percent of the study area geography), and within the Midlothian Magisterial District (about nine percent of the study area geography).

#### **C. Plan Status** (Map B)

The study area of this *Plan* amendment includes portions of *The Powhite/Route 288 Development Area Plan* (adopted in 1985), the *Northern Area Plan* (adopted in 1986), and a small portion of the *Route 360 Corridor Plan* (adopted in 1995) and the *Midlothian Area Community Plan* (adopted 1989). The geography of the *Plan* amendment is approximately 8.5 square miles in area, comprising approximately two percent of the land area of the county.

#### **D. Existing Zoning and Land Use Patterns** (Maps C & D)

Existing zoning and land use patterns within the study area reflect predominantly a mix of residential and agricultural zoning and uses. Most of the area's commercial zoning and uses are located near the intersections of Courthouse Road with Hull Street Road, Midlothian Turnpike, and Lucks Lane. The Powhite Parkway, a limited-access highway, provides the major east/west vehicular access, linking the study area to the rest of the county to the east and west, as well as the City of Richmond. Courthouse Road itself is a major north/south arterial that links the study area to the central, eastern and northern parts of the county.

As suggested in Table 1, as of 12/31/04, approximately 68 percent of the study area was zoned residentially, of which 22 percent was vacant or minimally improved. Agricultural zoning accounted for approximately 31 percent of the study area, of which 28 percent was vacant or minimally improved. Office, commercial and industrial zoning accounted for about 3.5 percent of the area, of which 36 percent was vacant or minimally improved.

The study area includes existing and planned residential neighborhoods of varying ages and character, including: single family residences (including mobile homes) on acreage parcels; single family residences in subdivisions; and multi-family dwellings (see Table 3). An examination of 2004 land use data suggests that there were, at the end of December 2004, about 6,318 residences in the study area. The 2004 land use database also suggests that there currently exists enough land zoned for residential use within the study area to allow the development of an additional 487 residences, or an increase of eight percent. The current adopted *Plans* suggest that zoning for an additional 784 residences would be appropriate, for a potential total of about 7,514 residences in the study area at build-out (an increase over the 2004 number of residences of about 19 percent).

Significant public/semi-public uses within the study area include: Rockwood Park; Monacan High School and Athletic Complex; Gordon, Providence and Reams Road Elementary Schools; and Courthouse Fire Station and Manchester Volunteer Rescue Squad. Other semi-public uses include area churches, private schools and a golf course.

## **E. Demographic Information**

The following information is taken from 2000 Census data and Chesterfield County's land use database for 2004 (through December 31, 2004), together with additional information on population and housing gathered from county assessment records and studies.

### **1. Population**

A review of Chesterfield County's land use database for 2004 suggests that the number of people living in the study area increased between 1995 and 2004, from approximately 14,420 to approximately 17,050, or an increase of about 18 percent (see Table 4). Estimates of countywide population growth for the same period indicate that the county population grew by about 20 percent. Comparing these figures suggests that the study area population grew at a rate 11% slower than that of the county as a whole. Nearly all of this population growth has occurred in single family subdivisions. The study

area population estimate represents approximately 5.9 percent of the county's estimated total population for 2004. Given that the study area includes approximately 1.8 percent of the area of the county, the population density is greater than that for the county as a whole. However, it should be noted that the study area is located in an infill area of the county, and has more development than an 'average' area of the county.

## **2. Household Income**

The 2000 Census estimated household income for census tracts that are in the study area geography at approximately \$64,893, or approximately 111 percent that of the county average of \$58,537.

The average per capita income within the study area, as estimated by the 2000 Census, was \$27,564, or 109 percent of the county figure of \$25,286.

## **3. Housing**

The study area has a mix of older and newer neighborhoods and a mix of housing types. Table 3 gives a summary of housing types within the study area geography. The average assessment of single family residences in 2004 was \$156,140, compared to a county average of \$159,482. Of such housing, about 91 percent was estimated to be owner occupied, compared to a county average estimate of 89 percent. The average age of residences was estimated to be about 21 years, compared to a county average of 23 years.

The study area contained 673 single family dwellings that are assessed at \$100,000 or less in 2004. This represents 11 percent of the area's total single family homes, and 3.7 percent of the countywide total for housing assessed \$100,000 or less.

## **4. Residential Development Patterns (Map D & E)**

Residential development within the study area is characterized primarily by single family residences in subdivisions, single family residences on acreage parcels, and by multi-family complexes. The following generally summarizes residential development within the study area:

- Single family residences in subdivisions include a mix of older and newer neighborhoods.

- Single family residences on acreage parcels front Courthouse Road, Reams Road, Providence Road and Lucks Lane, all major arterial roadways.
- There is currently one multi-family complex in the study area, with another recently approved but not yet developed. Both complexes are sited along Courthouse Road.

## **F. Economic Information**

### **1. Commercial Development Pattern (Map D)**

Commercial uses within the study area consist primarily of businesses on parcels that front on or near Midlothian Turnpike, with the Southport Industrial Park being a major light industrial development in the northern end of the study area. A significant neighborhood-scale commercial node exists near the intersection of Courthouse Road and Lucks Lane.

The study area contains 100,237 square feet of commercial development, representing 0.5 percent of the county's total square footage.

The study area contains 253,337 square feet of office development, representing 3.3 percent of the county's total square footage.

The study area contains 824,204 square feet of industrial development, representing 2.4 percent of the county's total square footage.

### **2. Employment and Jobs**

In the second quarter of 2003, approximately 3,551 jobs existed in the study area geography, with the majority of these located in the Southport Industrial Park. This figure is below that of 2002, when 3,588 jobs existed in the study area, a decline of one percent.

### **3. Tax Revenue**

It is difficult to obtain information about tax revenue generated for specific geographies of the county. Specifically, county assessment records indicate that land and improvements within the study area account for approximately 5.3 percent of total assessed value countywide. As noted herein, the population of the study area is approximately 5.8 percent of countywide population estimates. These estimates suggest that the study area generates slightly less per capita real estate tax revenue than that generated countywide.

A further analysis of real estate assessment records suggests that the study area contains approximately 1.7 percent of the county's assessed value for all office, commercial and industrial developments. As noted herein, the study area contains two percent of the county's land area and 5.8 percent of its population.

## **G. Environmental Features** (Map F)

The study area is drained by Falling Creek and Pocoshock Creek and their tributaries, which stretch for over 22 miles throughout the geography. The complex of streams and wetlands in the geography provide wildlife habitat, support aquatic life, serve as a recreational resource and add to the aesthetics of the study area. The tributary streams also have floodplains and Resource Protection Areas (RPAs) adjacent to them (approximately nine percent of the study area). The floodplains and RPAs protect streams by filtering out pollutants in storm water runoff. These areas are identified in the Water Quality Protection Plan as environmentally sensitive features, and land uses and activities within them are limited by county ordinance.

The study area is generally characterized by flat to gently rolling topography typical of the Piedmont region. However, some significant slopes exist along Falling Creek and other tributaries.

## **H. Utilities** (see Map G)

### **Public Water and Wastewater Service**

The study area is well served by an extensive water distribution and wastewater collection system. Most undeveloped sites are within close proximity to an existing line, and others may require a short extension. Generally, water pressure and line capacity will be adequate for most domestic and fire flow demands. Some types of development and/or specific site conditions may necessitate the need for system improvements and/or interconnection of lines.

While all residential areas are served by the public water system, the original sections of some of the older neighborhoods, such as Stonehenge, Arrowhead, Wedgewood, Runnymede, and Lake Crystal Farms, do not have public wastewater service available. The Utilities Department does not have funds available to extend utilities into areas of existing development. If the majority of property owners in a given area request service, and are willing

to pay an equal share of the project cost, the Board of Supervisors may consider creation of an “assessment district”.

Extensions of water and wastewater lines to serve new development are considered the responsibility of the developer. The Utilities Department will address system capacity and reliability issues by replacing and upgrading facilities as becomes necessary. No projects are currently planned for this area.

### **I. Fire Service** (see Map H)

There is one fire station (Station 20) within the study area. Additionally, the area is served by Wagstaff Fire Station, and two volunteer rescue squads; Forest View and Manchester. (see *The Public Facilities Plan* adopted in 2004)

### **J. Schools** (see Map H)

The study area lies within the Gordon, Providence, Reams Road, Evergreen and Watkins Elementary School zones; the Midlothian, Providence and Bailey Bridge Middle School zones; and the Monacan, Midlothian and Manchester High School zones. (see *The Public Facilities Plan* adopted in 2004)

### **K. Libraries** (see Map H)

The study area is primarily served by the La Prade Library, with the Midlothian Library being relatively close by as well. A new library is called for between 2002-07 to be located in the Reams Road/Lucks Lane/Courthouse Road area. (see *The Public Facilities Plan* adopted in 2004)

### **L. Parks and Recreation** (see Map H)

As noted herein, Rockwood Park, a regional-scale park, is located within the study area. (see *Parks and Recreation Master Plan* and *The Public Facilities Plan* adopted in 2004)

### **M. Transportation**

The study area is served by a highly-developed road network. Powhite Parkway provides major east/west vehicular access, linking the study area with the rest of the county to the east and west, as well as the City of Richmond. Courthouse Road, a major arterial, provides a major north/south

route that links the northern end of the county with central and eastern Chesterfield.

## **N. Development Constraints**

Residential zoning and development patterns suggest the desirability of the study area as a place to live, work and raise families. This area of the county will continue to grow as a residential community, providing housing for jobs and services located both within and outside of the geography. The following have been tentatively identified as potential development constraints:

- Residential neighborhoods in proximity to existing/potential commercial sites should be protected from encroachment, noise, traffic and other impacts by non-residential uses. Conversely, areas with potential for development of services and employment-generating uses should be reserved for future economic development.
- Some areas, especially certain parcels fronting the east line of Courthouse Road, are zoned for residential use, but may present opportunities for non-residential use.
- Many of the streams and all of the floodplains in the study area are protected through the Chesapeake Bay Preservation and Floodplain Management Ordinances. Additionally, floodplains, RPAs and wetlands are further protected through a requirement in the county's Subdivision Ordinance for a 25-foot setback between those environmental features and structures. Similarly, wetlands are protected through both State and Federal regulations. Any development that takes place must conform to the existing environmental regulations and policies.
- Residential properties fronting Courthouse Road within the study area usually have individual access drives. Any development, other than what currently exists, may need to consolidate some of these access points onto Courthouse Road in order to improve the safety and efficiency of the roadway.

## **O. Development Potential** (see Map I)

As noted herein, the study area offers potential for additional residential, commercial and industrial development. The following have been tentatively identified as possible assets for further development within the study area:

## *Supporting Document A*

- Opportunities exist through the *Plan* amendment process to apply sound planning principles to guide future development in ways that manage growth, provide economic development opportunities, shape the character of the community, protect resources, and promote healthy neighborhoods.
- There are over 1,341 acres of agricultural zoned land, of which 421 acres are vacant or underutilized. Over half of this agricultural zoning is along Courthouse Road, a major arterial. (See Table 1 & 2)
- The study area is located in an area of the county that has excellent access to jobs, services, recreation and housing. In addition, the area is well served by existing public infrastructure including parks, fire service, police service, schools, water and wastewater systems, and roads.
- Areas to the west of the study area are planned to be major employment centers. These centers will put additional demand on the area to provide housing and supporting services for these new jobs.



**Table 1 – Northern Courthouse Road Plan – Zoning & Development**

<b>Zoning</b>	<b>Acres</b>	<b>% of Total</b>	<b>% of Countywide</b>		<b>Acres Developed</b>	<b>Acres Vacant/Minimal Improvement</b>	<b>% Vacant/Minimal Improvement</b>
Agricultural	1,341	28	0.8		920	421	46
Residential	3,268	68	3.9		3,097	171	6
Office, Commercial, Industrial	169	4	0.6		131	38	29
<b>TOTAL</b>	<b>4,778</b>	<b>100</b>	<b>1.8</b>		<b>4,128</b>	<b>630</b>	<b>13</b>

Data taken from 2004 Development Potential Database

Note: this data is a reflection of base zoning only and does not factor uses that may be permitted through CUPD (such as commercial uses on residential property, etc.)

**Table 2 – Northern Courthouse Road Plan – Zoning & Development – Courthouse Frontage Parcels**

<b>Zoning</b>	<b>Acres</b>	<b>% of Total</b>	<b>% of Study Area</b>		<b>Acres Developed</b>	<b>Acres Vacant/Minimal Improvement</b>	<b>% Vacant/Minimal Improvement</b>
Agricultural	469	64	10		286	183	39
Residential	237	32	5		224	13	5
Office, Commercial, Industrial	28	4	0.6		28	0.3	1
<b>TOTAL</b>	<b>734</b>	<b>100</b>	<b>15</b>		<b>538</b>	<b>196</b>	<b>27</b>

Data taken from 2004 Development Potential Database

Note: this data is a reflection of base zoning only and does not factor uses that may be permitted through CUPD (such as commercial uses on residential property, etc.)

**Table 3 – Northern Courthouse Road Plan – Housing Types and Percentages**

(Note: the study area represents approximately 2% of the county)

Housing Type	# of Units in Study Area	% of Total Units in Study Area	% of Total Units Countywide by Type	% of Total Units Countywide in Study Area
Single family residences on acreage parcels and in subdivisions	6,186	98	82	6.8
Single family residences in mobile home parks	0	0	2	0
Multi-family residences in apartment complexes, condominiums, and townhouse subdivisions	132	2	16	0.8
<b>TOTAL</b>	<b>6,318</b>	<b>100</b>	<b>100</b>	<b>5.7</b>

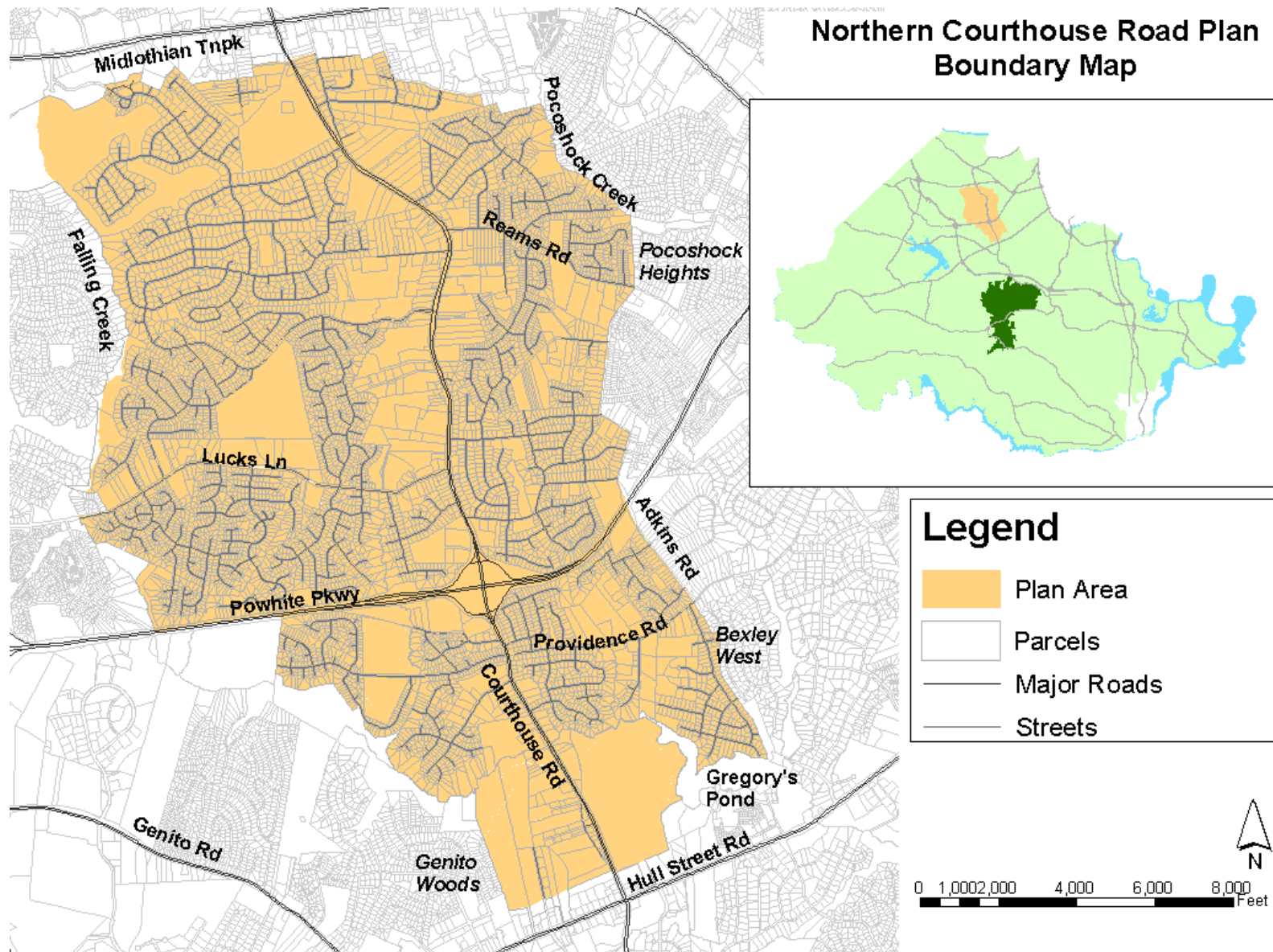
Data taken from 2004 Development Potential Database

**Table 4 – Northern Courthouse Road Plan – Estimated Population Change 1995-2004**

Area	1995	2004	% Change
Study Area	14,420	17,050	18.2
Chesterfield County	242,700	291,000	19.9

Data Taken from 2004 Development Potential Database

## Map A



Source: Chesterfield County GIS data. August 2005

## Map B

### Current Land Use Plans

#### Legend

##### Thoroughfare Plan

- Limited Access 200' existing
- - - Limited Access 200' proposed
- Major Arterial 120-200' existing
- - - Major Arterial 120-200' proposed
- Major Arterial 90' existing
- - - Major Arterial 90' proposed
- Collector 70' existing
- - - Collector 70' proposed
- Collector 60' existing
- - - Collector 60' proposed

##### Streams

##### Current Land Use Plan Categories

- Open Space
- Parks, Recreation or Open Space
- Active Recreation
- Low Density Residential: (1.5 units/acre or less)
- Medium Density Residential: (1.51 to 4.0 units/acre)
- Medium/High Density Residential: (4.01 to 7.0 units/acre)
- Mixed Use Corridor
- Planned Transition Area
- Office
- General Commercial
- Light Industrial
- Public/Semi-Public



0 1,000 2,000 4,000 6,000 8,000 Feet

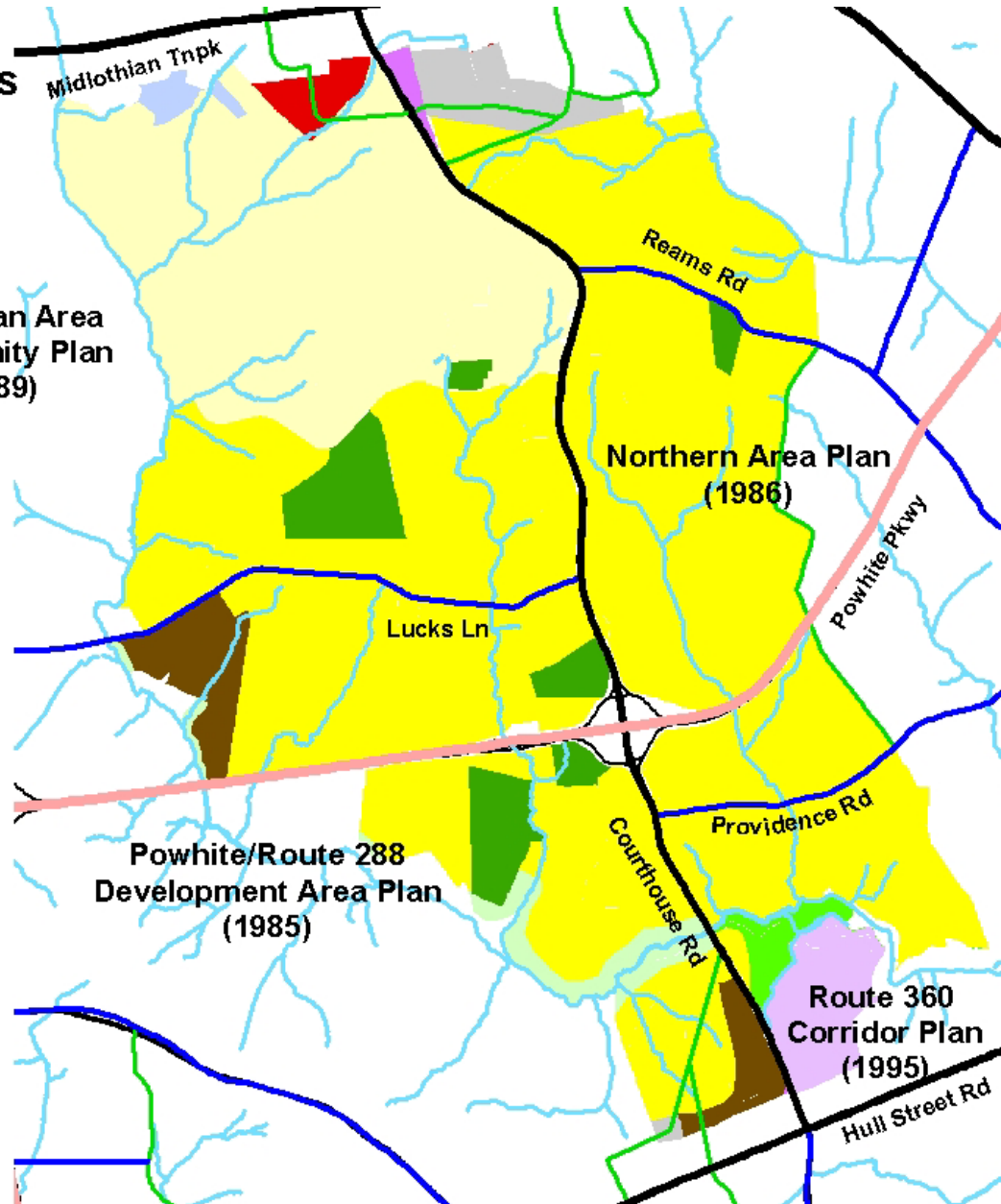
Source: The Plan for Chesterfield. August 2005

**Midlothian Area  
Community Plan  
(1989)**

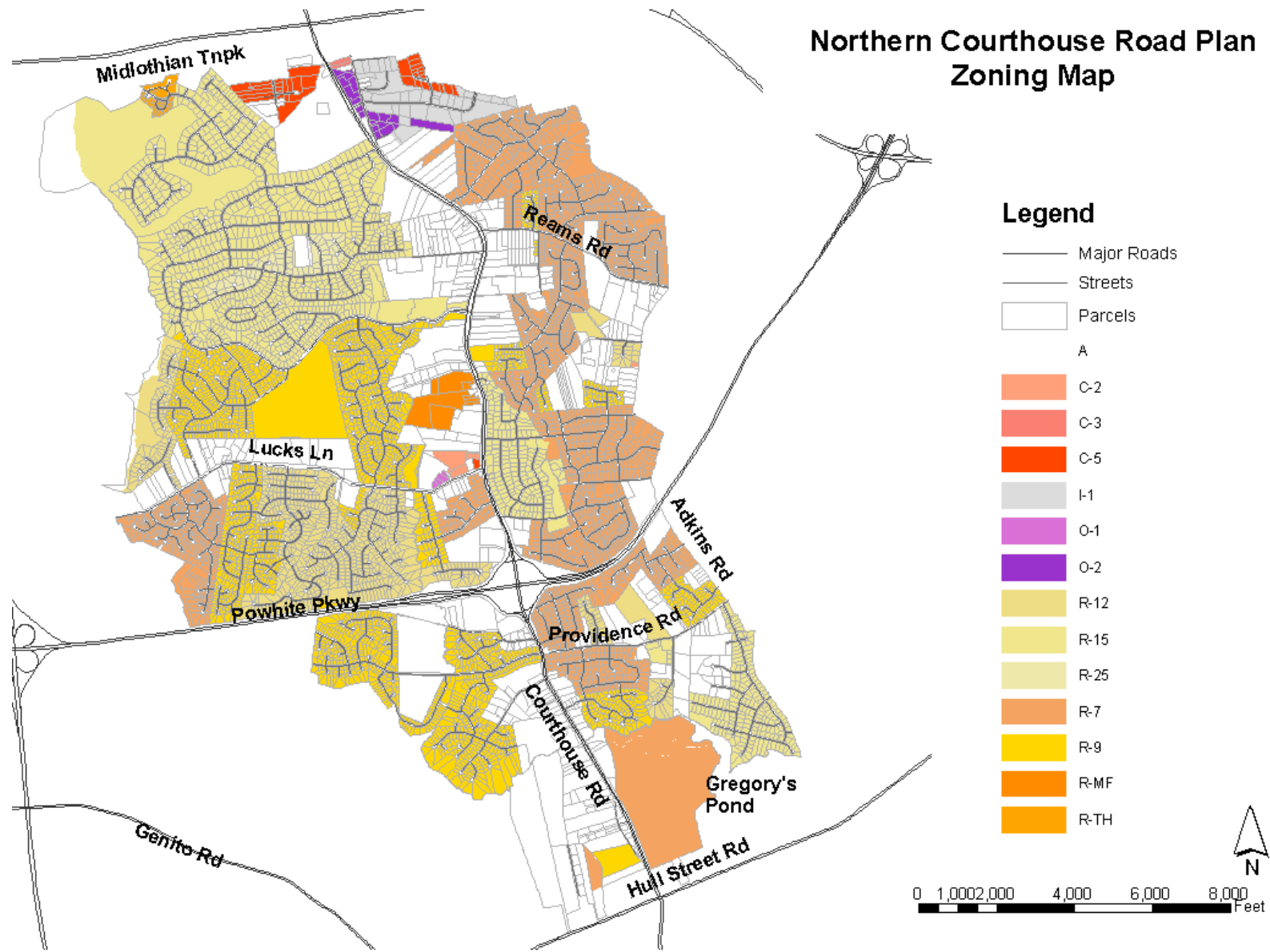
**Northern Area Plan  
(1986)**

**Powhite/Route 288  
Development Area Plan  
(1985)**

**Route 360  
Corridor Plan  
(1995)**



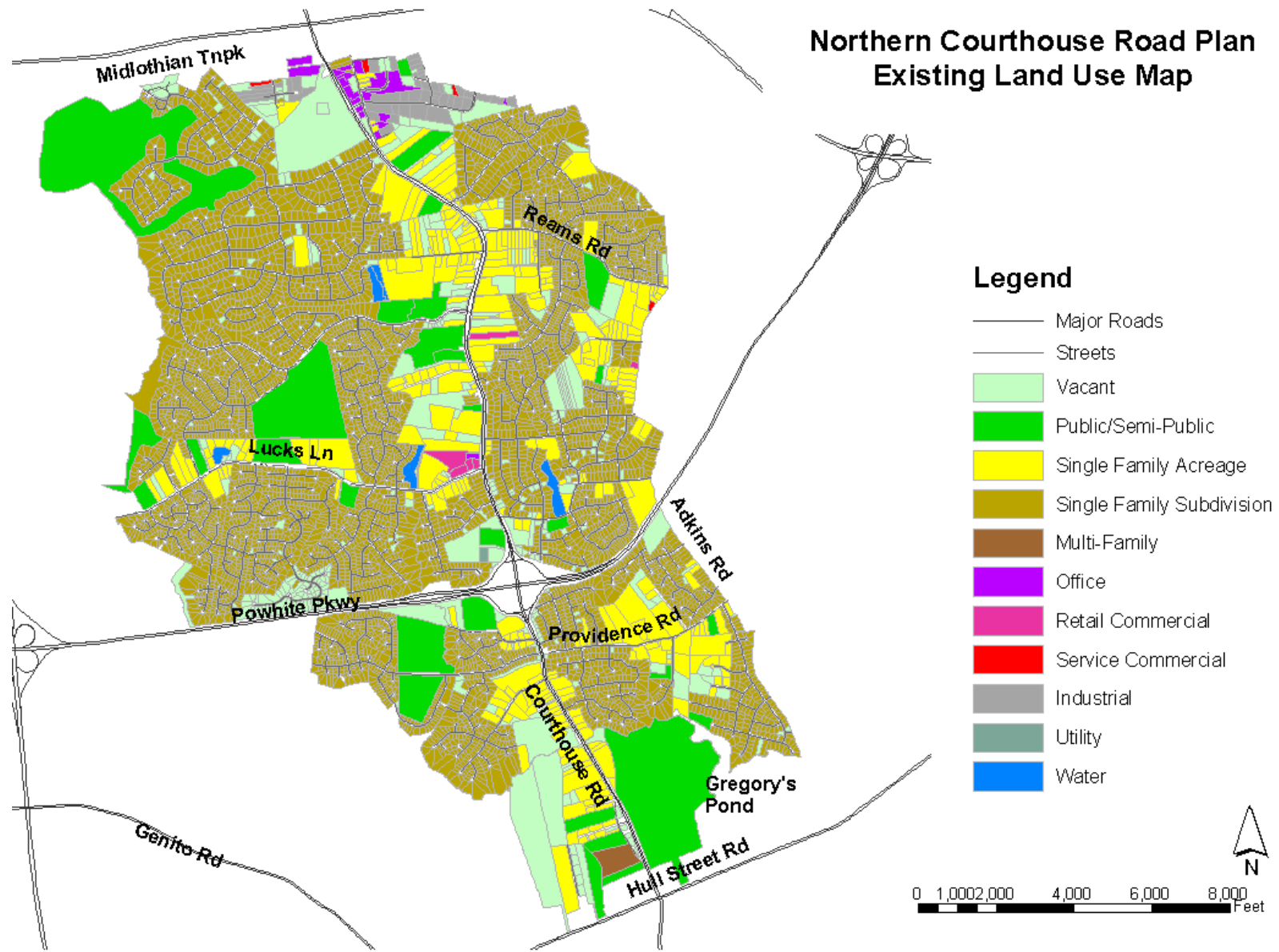
## Map C



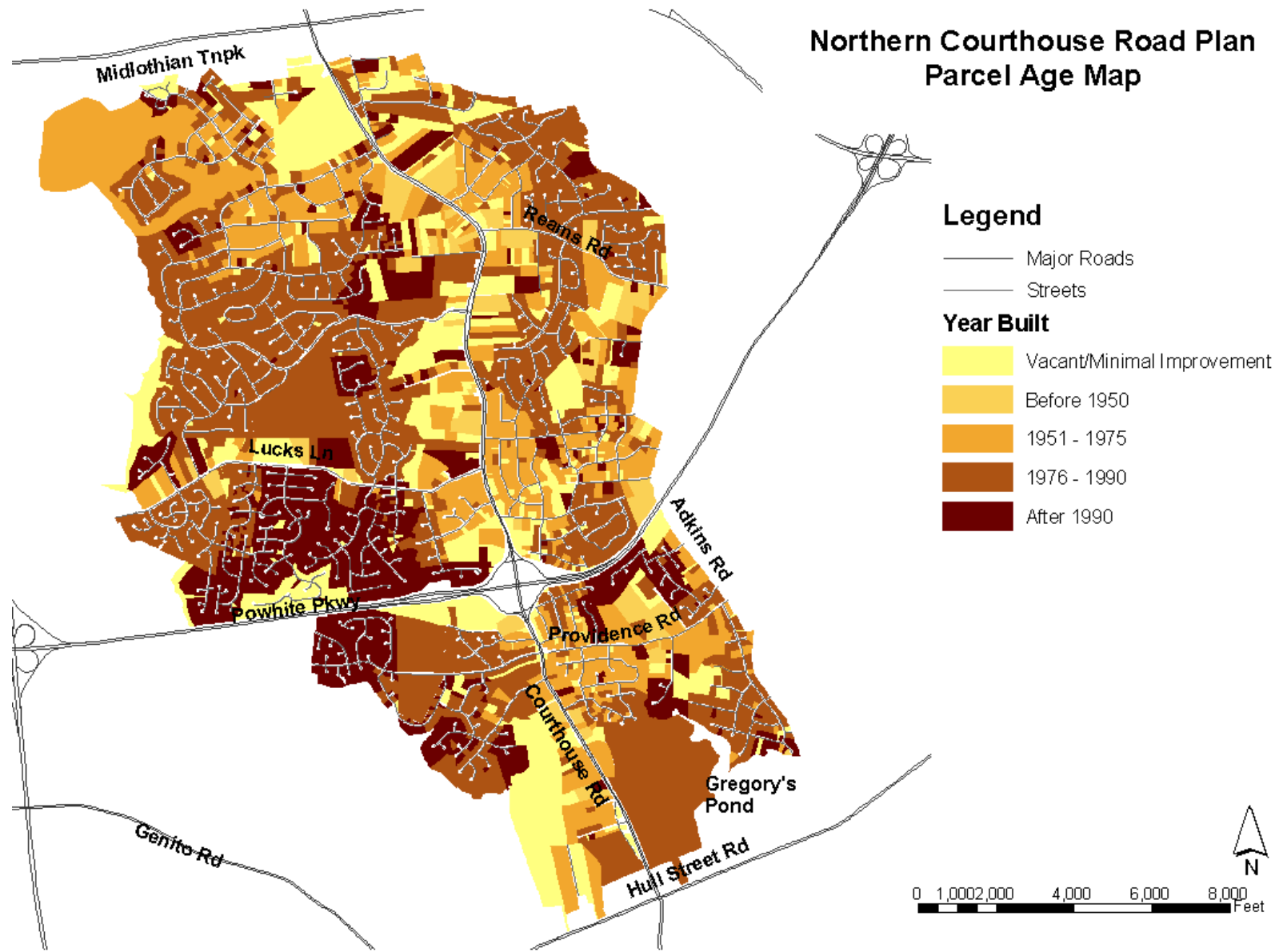
Source: Chesterfield County GIS data. July 2005



## Map D

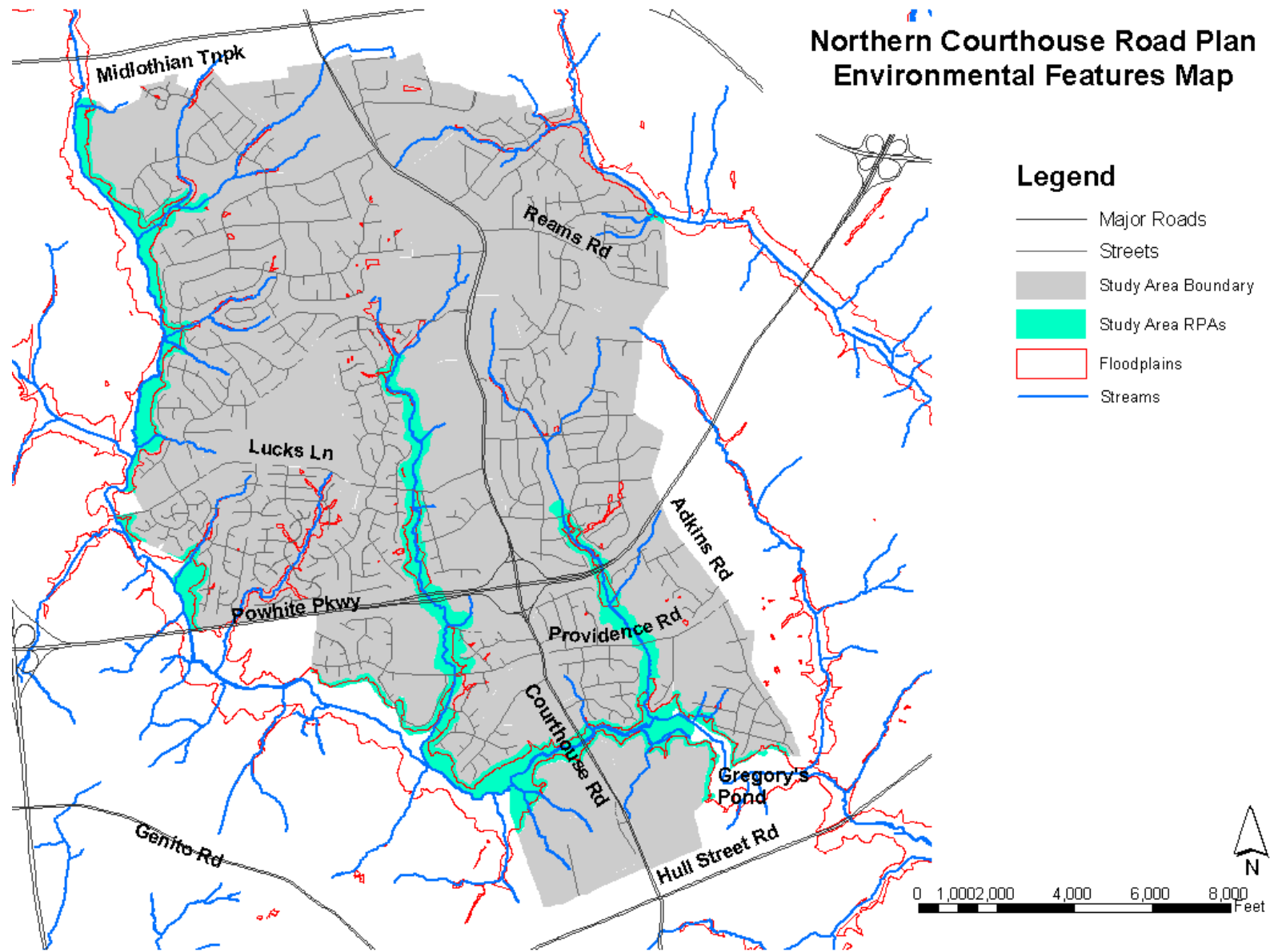


## Map E



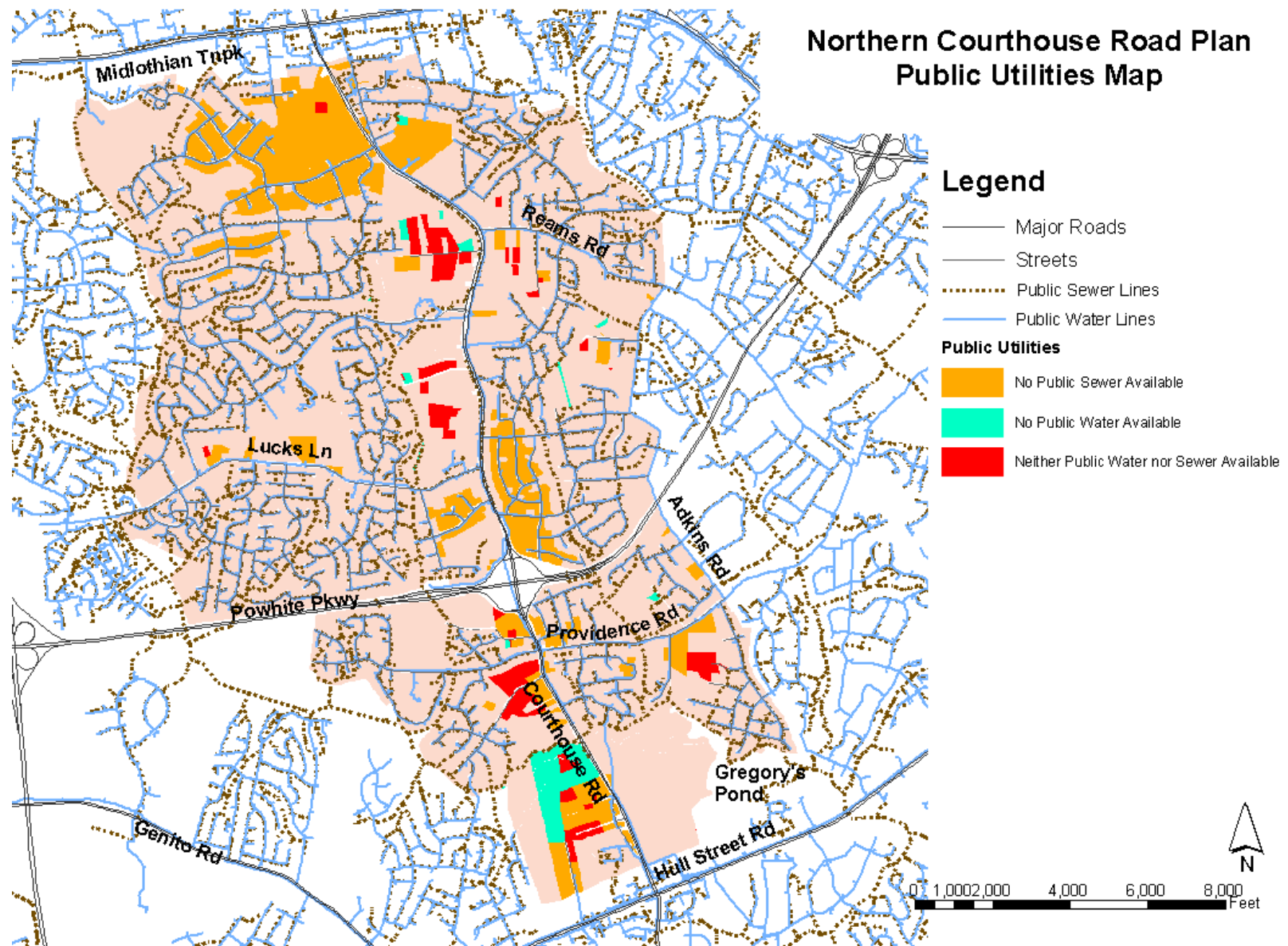
Source: Chesterfield County GIS data. December 31, 2004

**Map F**

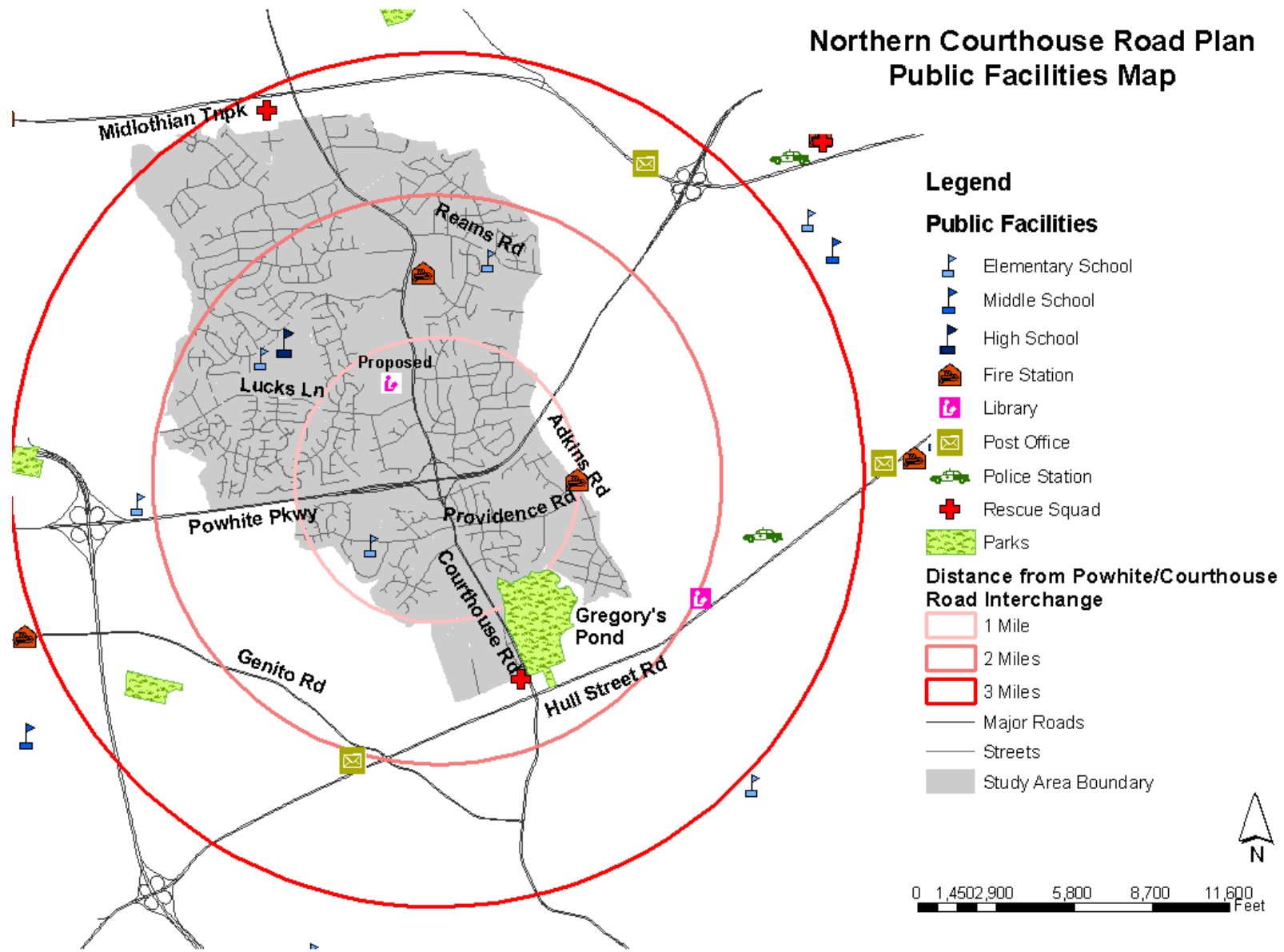




## Map G



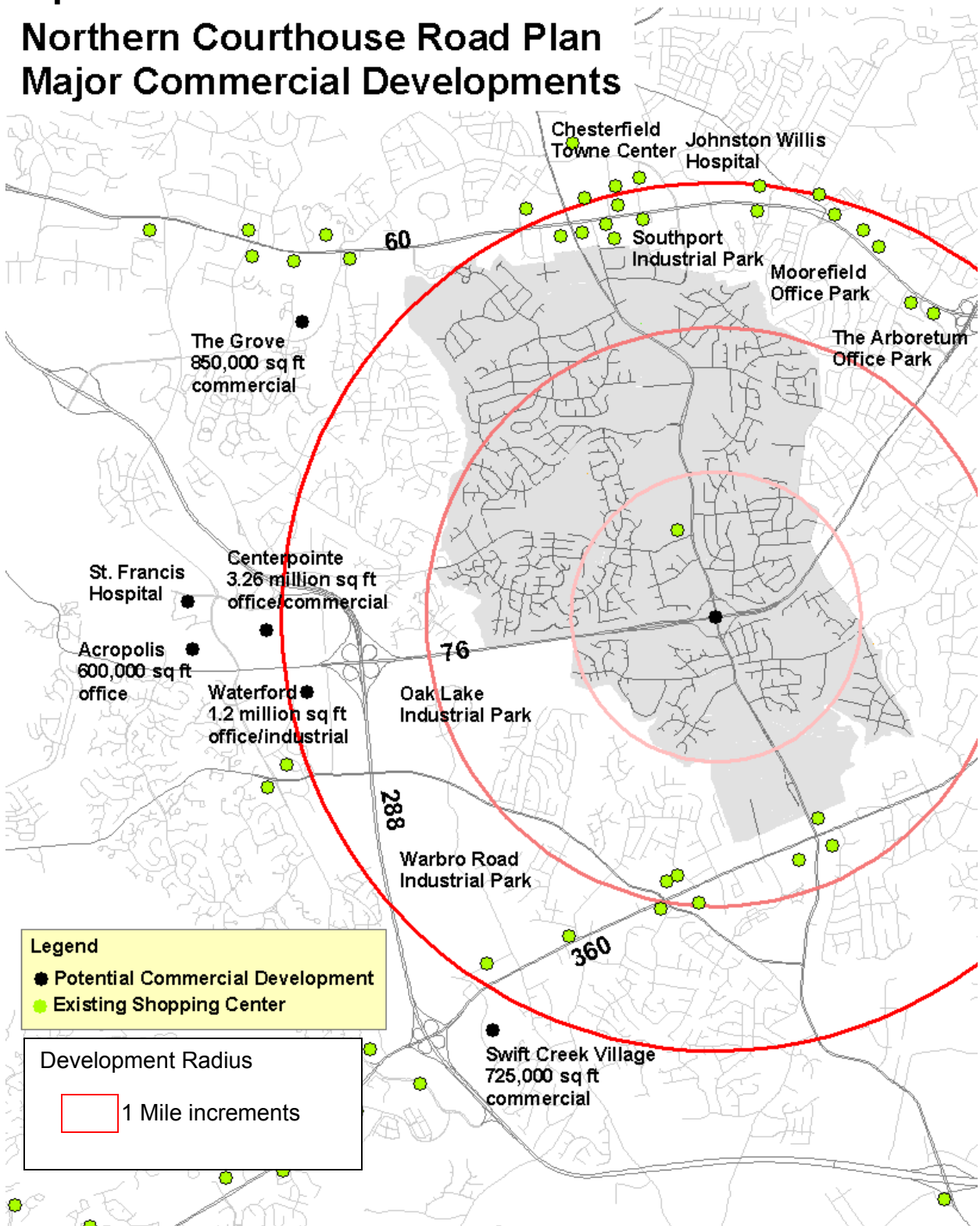
## Map H



Source: Chesterfield County GIS data. August 2005

## Map I

### Northern Courthouse Road Plan Major Commercial Developments



Source: Chesterfield County zoning case and demographer data. August 2005